



**115e Cockels Loan, Renfrew**

**Offers Over £89,995**





## Floor Plan

Floor area 63.7 m<sup>2</sup> (686 sq.ft.)

**TOTAL: 63.7 m<sup>2</sup> (686 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\*HI-TECH APARTMENT \* Smart power sockets \* Alexa controlled central heating \* Beautifully presented throughout with bespoke shutter blinds \*TOP FLOOR \* Two Double bedrooms\*Garden space\* FLOORED LOFT SPACE\* Highly desirable location\* Excellent for commuting\* BOOM HD VIDEO AVAILABLE\***

This stunning first-floor flat, situated on the sought-after Cockels Loan in Renfrew, is a must-see. Boasting two spacious bedrooms and a bright, open outlook, this immaculate property is presented in excellent condition. Perfect for a range of buyers, it offers both style and comfort in a prime location. Don't miss the opportunity to make this exceptional home yours!

Upon entering the well maintained communal close, you are aware the residents take a pride in the appearance of this area. Internally, the accommodation comprises of a welcoming entrance hall with five generous storage cupboards.

The bright and spacious lounge decorated in neutral tones is awash with natural light from the exceptionally large double glazed window formation. The property boasts bespoke window shutters and smart power sockets/central heating system designed to be used using your voice, touch or mobile device. The Smart Power sockets are compatible with Alexa and Google Home, so you can control your devices, TV, lights and appliances wherever you are.

The modern fitted kitchen featuring sleek white gloss base and wall units are complimented by dark wood worktops and under cabinet task lighting providing the perfect place for cooking family meals.

The sleek three-piece white bathroom suite offers a clean, modern design, featuring a full-size bathtub with an electric shower conveniently positioned overhead for both bath and shower options. The suite includes a contemporary pedestal sink and a matching toilet, both in pristine white. The electric shower provides efficient, on-demand hot water, while the bathtub is perfect for relaxing soaks.

Two well-presented double bedrooms complete this delightful apartment. The master bedroom boasts built in wardrobes and a home cinema projector system which can be negotiated into the sale if required.

The property benefits from a fully serviced gas central heating system and double glazing which provides a lovely warmth throughout the year.

Externally, the apartment benefits from a communal drying area and its own garden space which is laid to lawn.

Cockelsloan is nestled in a highly sought-after area of Renfrew, offering the perfect blend of convenience and community. This thriving residential neighbourhood provides easy access to a wide range of local amenities, including Tesco supermarket and popular schools such as Arkleston Primary, New Mains Primary, and Renfrew High School, all within walking distance.

Renfrew boasts excellent transport links, with quick access to the motorway and regular bus services. Additionally, its prime location near the Renfrew-Hillington bridge places Hillington West train station just a short walk away, making commuting a breeze. Whether you're looking for convenience, education, or connectivity, this location has it all.

This fantastic accommodation will no doubt be very popular therefore we would highly recommend an early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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